

5031
4/7/88

MEMORANDUM

APRIL 7, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty eight zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	3		1	
Back Bay				
Beacon Hill				
Charlestown	2			
Chinatown				
City Proper				
Dorchester	2	2		1
East Boston	3	2		
Fenway				
Government Center				
Hyde Park		2		
Jamaica Plain	1			1
Kenmore				
Mattapan	1			
North End				
Roslindale	2			
Roxbury	1			
South Boston	4			1
South Cove				
South End	3	1		
West Roxbury	4			

Allston/Brighton

Approval Z-11145. 61-69 North Beacon St. IPOD

Denial Z-11152. 957 Commonwealth Ave. IPOD
w/o Prejudice

ZON9/BB/040488/1

Approval Z-11163. 37-39 Brighton Avenue. Erect office addition.

Approval Z-11358. 122 Brighton Avenue. Offices, stores, wholesale display.

Charlestown

Approval Z-11382. 400 Rutherford Ave. Warehouse, office structure.

Approval Z-11329. 75 West School St. Automatic telephone exchange structure.

Dorchester

Approval Z-11330. 11 Pleasant St. Two to three-family dwelling.

Deferral Z-11353. 165 New England Ave. Erect, repair shop garage.

Approval Z-11359. 28 Rockwell St. Lodging - eleven elderly persons.

Denial Z-11363. 1047-1049A Blue Hill Ave. Change to auto repair shop.

Denial Z-11371. 114 Draper St. Two to three-family dwelling.

East Boston

Approval Z-11010. 511-515 Saratoga St. Apartment, store, offices.

Denial Z-11340-11342. 111 Brooks St. Legalize occupancies.

Approval Z-11343. 25 Chaucer St. Enclose porches.

Denial Z-11364. 361 Chelsea St. Parking of eight cars.

Approval Z-11368. 115A Everett St. Nine to ten apartments.

Hyde Park

Denial Z-11322-11325. 2-8 Oakwood St. Subdivision.

Denial Z-11365. 5-7 Danny Rd. Erect two-family dwelling.

Jamaica Plain

Approval Z-11360. 14 Egleston St. Two to three-family dwelling.

Deferral Z-11367. 460-468 Centre St. Meet with community.

Mattapan

Approval Z-11326. 660 Walk Hill St. One to two-family dwelling.

Roslindale

Approval Z-11355-11356. 67-69 Bateman St. Two one-family dwellings.

Approval Z-11366. 37 Haydn St. Erect one-family dwelling.

Roxbury

Approval Z-11327. 92 Waumbeck St. Enclosed porch.

Deferral Z-11345. 64 Howard Ave. Rear addition.

South Boston

Approval Z-11331-11338. 1-4 Grace Ct. and 782-796 East Third St.
Subdivision.

Deferral Z-11339. 10 Pacific St. Review with community and Authority.

Approval Z-11349-11350. 656-656H East Second St. Legalize one and three-family occupancies; subdivide.

Approval Z-11351. 588 East Sixth St. Legalize two-family dwelling; roof & Denial deck.

Approval Z-11362. 506 East Eighth St. Three to four family dwelling.

South End

Denial w/o Z-10932. 674-674A Tremont St. Resolve issues.
Prejudice

Approval Z-11328. 78 East Brookline St. Legalize four-family dwelling.

Approval Z-11344. 159 West Newton St. Fence replacement.

Approval Z-11346. 48 Montgomery St. Deteriorated fencing replaced.

West Roxbury

Approval Z-10598 & 11177. 5 & 9 Cypress Ter. Convey three feet of land.

Approval Z-10976-10977. 32-34 Bertson Ave. Erect one-family dwelling.

Approval Z-11354. 2291 Centre St. Erect one-family dwelling.

Approval Z-11369. 1749-1761 Centre St. Existing take-out restaurant.

BOARD OF APPEAL REFERRALS

APRIL 7, 1988

Hearing

1.	Z-10598 & Z-11177	4/12/88	Patricia Psikarakis & Alfred J. Dolan 5 & 9 Cypress Terrace, West Roxbury
2.	Z-10932	4/12/88	Habib Mourad 674-674A Tremont Street, Boston
3.	Z-10976-10977	4/12/88	Brian Martell 32-34 Bertson Avenue, West Roxbury
4.	Z-11010	4/19/88	William Manning 511-515 Saratoga Street, East Boston
*5.	Z-11145	4/12/88	James Davis 61-69 North Beacon Street, Allston
*6.	Z-11152	4/12/88	J & M Realty Trust 957 Commonwealth Avenue, Brighton
*7.	Z-11163	4/12/88	Hamilton Realty 37-39 Brighton Avenue, Allston
8.	Z-11322-11325	4/12/88	William Ellis & Rich Mahoney 2-8 Oakwood Street, Hyde Park
9.	Z-11326	4/12/88	Claude Brice 660 Walk Hill Street, Mattapan
10.	Z-11327	4/12/88	Pauline Ramsey 92 Waumbeck Street, Roxbury
11.	Z-11328	4/12/88	78 East Brooklines Realty 78 East Brookline Street, Boston
12.	Z-11329	4/19/88	Bunker Hill Knights of Columbus Building Association 75 West School Street, Charlestown
13.	Z-11330	4/12/88	Walter & Katharina Rejt 11 Pleasant Street, Dorchester
14.	Z-11331-11338	4/12/88	Arthur O'Leary 1-4 Grace Court & 782-796 East Third Street, South Boston
15.	Z-11339	4/12/88	Alan M. Devlin 10 Pacific Street, South Boston
16.	Z-11340-11342	4/12/88	107/111 Brooks Realty Trust Michael P. D'Avolio, Trustee 107R-111 Brooks Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

APRIL 7, 1988

		<u>Hearing</u>	
17.	Z-11343	4/12/88	Theresa Algeni 25 Chaucer Street, East Boston
18.	Z-11344	4/12/88	Richard Rem 159 West Newton Street, Boston
19.	Z-11345	4/12/88	Andre E. Dorcena 64 Howard Avenue, Roxbury
20.	Z-11346	4/12/88	Kathleen Emrich & Robert A. Sherwood 48 Montgomery Street, Boston
21.	Z-11349-11350	4/19/88	Joseph P. Plunkett 656-656H East Second Street, South Boston
22.	Z-11351	4/19/88	Patrick O'Brien 588 East Sixth Street, South Boston
23.	Z-11353	4/19/88	Nikolaos Skourtis 165 NewEngland Avenue, Dorchester
24.	Z-11354	4/19/88	Dan Murphy 2291 Centre Street, West Roxbury
25.	Z-11355-11356	4/19/88	Joseph R. Shea 67-69 Bateman Street, Roslindale
*26.	Z-11358	5/24/88	Futurelite Realty Trust 122 Brighton Avenue, Allston
27.	Z-11359	4/19/88	Stephen Heath, et. al 28 Rockwell Street, Dorchester
28.	Z-11360	4/19/88	Sergio & Belkys Ruiz 14 Egleston Street, Jamaica Plain
29.	Z-11362	4/19/88	Wildwood Realty Trust Donald J. Orkin, Trustee 506 East Eighth Street, South Boston
30.	Z-11363	4/19/88	Winston Ledgister & Marion Pankey 1047-1049A Blue Hill Avenue, Dorchester
31.	Z-11364	4/19/88	Louie Roberto 361 Chelsea Street, East Boston
32.	Z-11365	4/19/88	Francis A. Smith 5-7 Danny Road, Hyde Park
33.	Z-11366	4/19/88	Mr. & Mrs. William Howdy 35 Haydn Street, Roslindale

*not included in original submission

BOARD OF APPEAL REFERRALS

APRIL 7, 1988

Hearing

- | | | | |
|-----|---------|---------|---|
| 34. | Z-11367 | 4/19/88 | John C. Roche
460-468 Centre Street, Jamaica Plain |
| 35. | Z-11368 | 4/19/88 | Thomas DeFronzo, Trustee
115-115A Everett Street, East Boston |
| 36. | Z-11369 | 4/19/88 | Christos Pizza
1749-1761 Centre Street, West Roxbury |
| 37. | Z-11371 | 4/19/88 | Thomas A. Goltz
114 Draper Street, Dorchester |
| 38. | Z-11382 | 6/7/88 | Condyne, Inc.
Peter J. DeLorey
400 Rutherford Avenue, Charlestown |

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-10598 & Z-11177

Patricia Psikarakis & Alfred J. Dolan
5 & 9 Cypress Terrace
West Roxbury

Site:

District(s): Single-family (S-.5)

Purpose: Convey three feet of land to 5 Cypress Terrace.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petitions Z-10598 & Z-11177, Patricia Psikarakis & Alfred J. Dolan, 5 & 9 Cypress Terrace, West Roxbury, for three variances to convey three feet of land to 5 Cypress Terrace in a single-familyd (S-.5) district, the Boston Redevelopment Authority recommends approval. Dwelling at 5 Cypress Street was inadvertently built over property line and encroaches three feet on property at 9 Cypress Street. Proposed conveyance will rectify this condition to satisfaction of both appellants.



Z-10598, Z-11171 5-9 CYPRESS TERRACE WEST ROXBURY

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-10932
Habib Mourad
674-674A Tremont Street
Boston

Site: Three-story structure

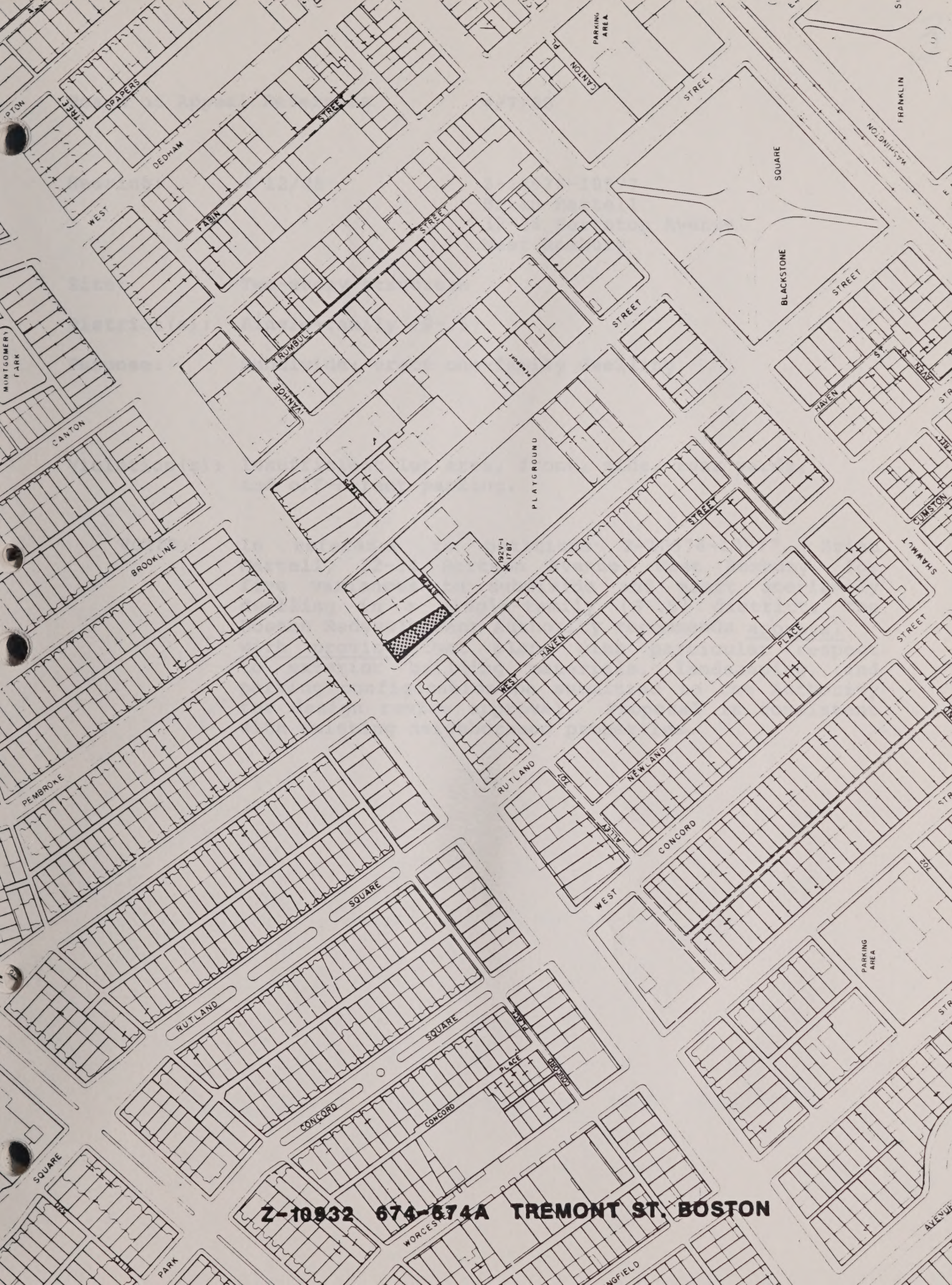
District(s): Apartment (H-2)

Purpose: Change occupancy from rooming house and store to six apartments and two stores.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-10932, Habib Mourad, 674-674A Tremont Street, Boston, for forbidden use and two variances for change of occupancy from rooming house and store to six apartments and two stores in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant must resolve Rent Equity Board rent payment issues before this petition can be given consideration.



2-10932 674-674A TREMONT ST. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88 Z-10976-10977
Brian Martell
32-34 Bertston Avenue
West Roxbury

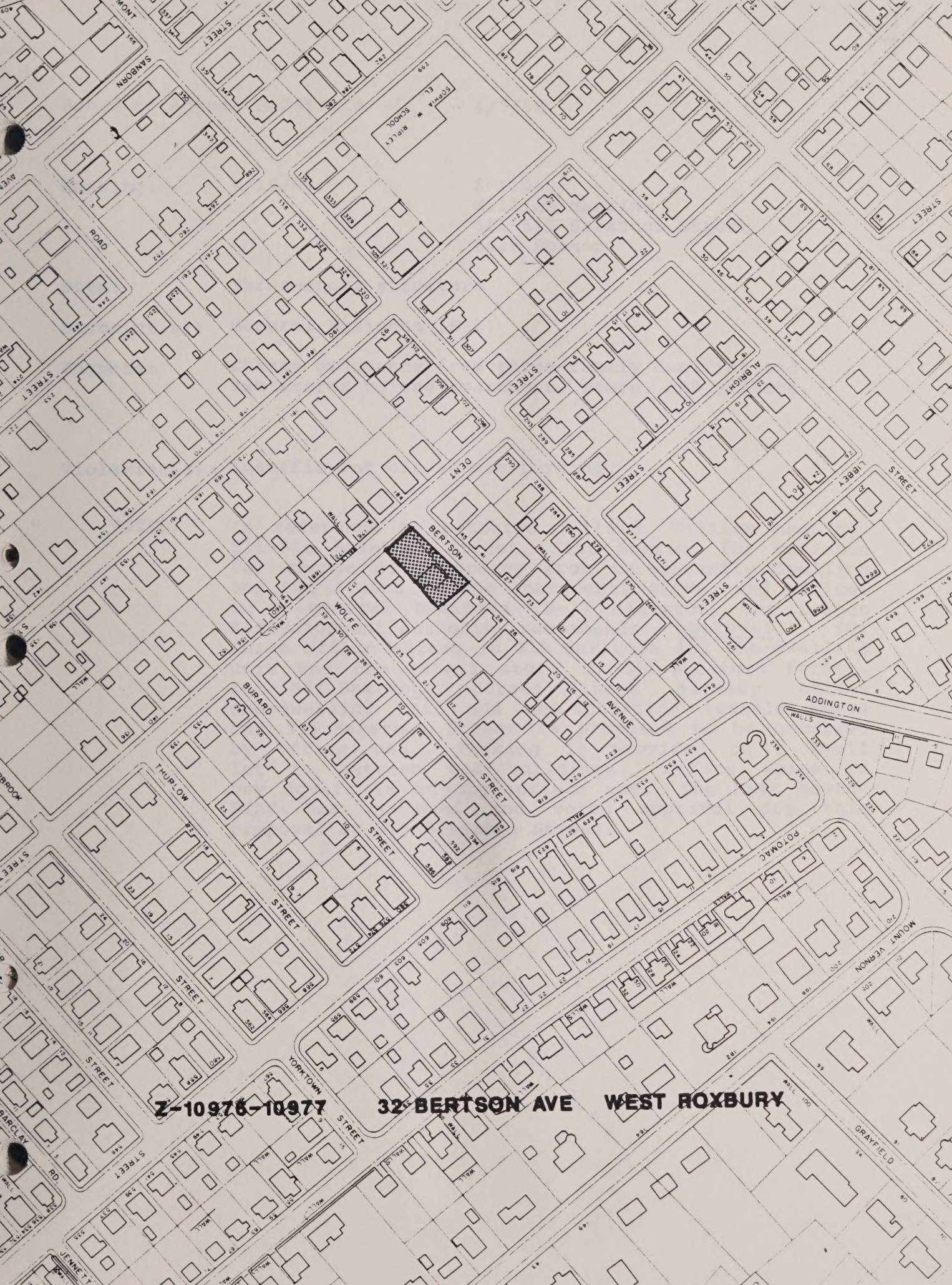
Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, front, side, rear yards,
and off-street parking.

VOTED: In reference to petitions Z-10976-10977, Brian Martell, 32-34 Bertson Avenue, West Roxbury, for five variances to subdivide and erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior building materials, landscaping, and parking configuration be submitted to the Authority for design review approval. Proposal is consistent with existing neighborhood properties.



2-10976-10977

32 BERTSON AVE

WEST ROXBURY

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11010
William Manning
511-515 Saratoga Street
East Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three-family dwelling and two stores to one apartment, store, and offices.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11010, William Manning, 511-515 Saratoga Street, East Boston, for variance for change of occupancy from three-family dwelling and two stores to one apartment, store, and offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval for three office suites in 515 Saratoga and one-dwelling unit and one retail store in 511 Saratoga Street. In 511 Saratoga Street there already exists one-dwelling unit and an operating retail space but 515 Saratoga Street is proposed to be occupied by office use. Parking is provided on a small lot in between the buildings. Office space in Day Square is an appropriate use. The East Boston PZAC has reviewed and voted approval for this proposal at 515 Saratoga Street.



Z-11010 511-515 SARATOGA ST. EAST BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88 Z-11145
James Davis
61-69 North Beacon Street
Brighton

Site: Four-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from electronic and clothing manufacturing to same, retail store, accessory offices, and autobody shop.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11145, James Davis, 61-69 North Beacon Street, Brighton, for change of occupancy from electronic and clothing manufacturing to same, retail store, accessory offices, and autobody shop in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposed uses are consistent with the surrounding manufacturing, commercial, and auto-related properties. Allston-Brighton Planning and Zoning Advisory Committee has approved the project.



Z-1145 - 61-69 NO. BEACON ST. ALLSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88 Z-11152
J & M Realty Trust
957 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): General business (B-2)

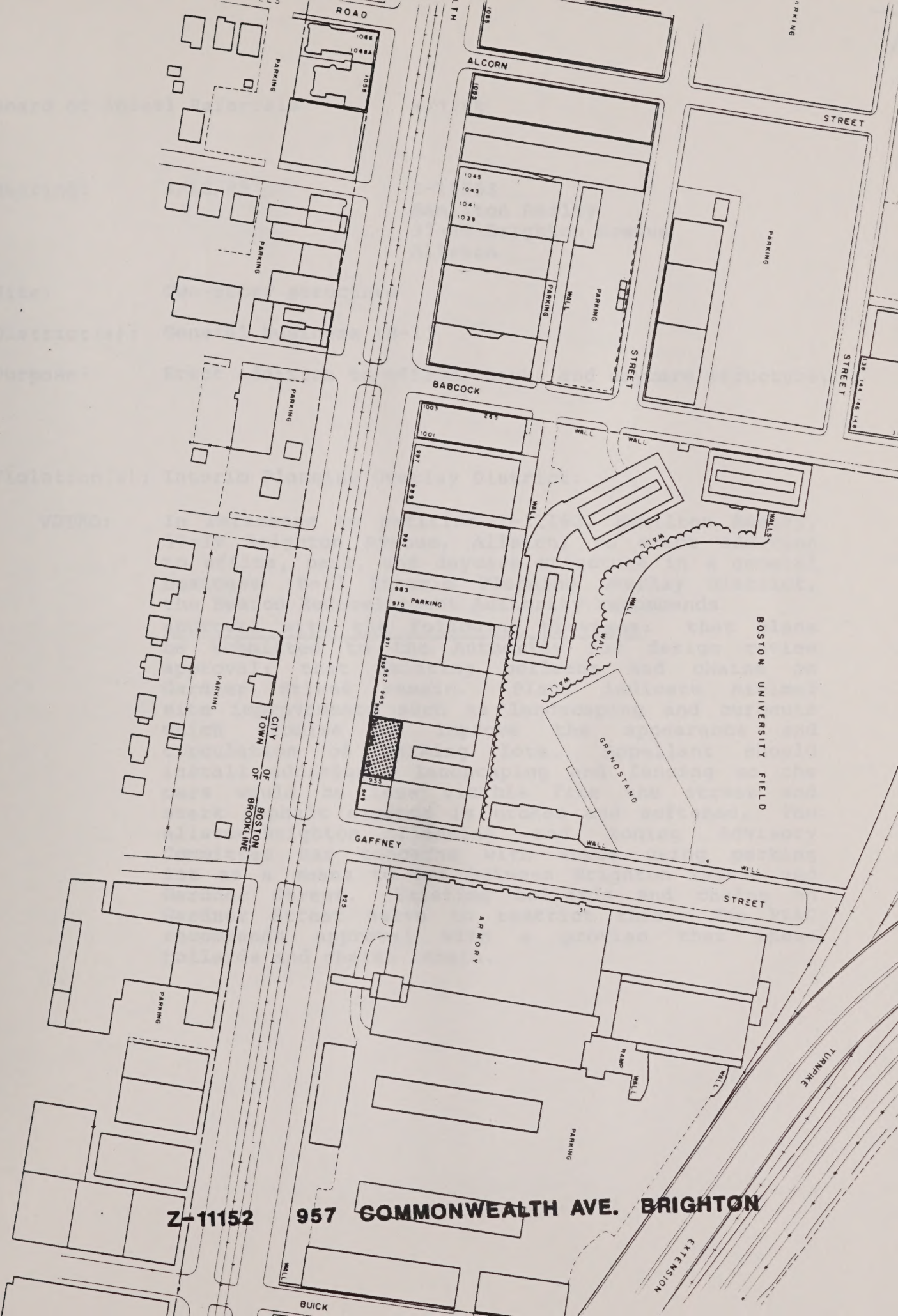
Purpose: Change occupancy from sales and distribution of auto parts, 24-hour store, bank teller machine, offices, and restaurant to same and laundromat.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11152, J & M Realty Trust, 957 Commonwealth Avenue, Brighton, for change of occupancy from sales and distribution of auto parts, 24-hour store, bank teller machine, offices, and restaurant to same and laundromat in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Appellant has not addressed traffic, parking, ventilation concerns. Floor plan is inadequate. Given the proposal for 36 washers and dryers, there are concerns with adequate ventilation. Space is completely below grade and lacks windows. Ventilation would have to be totally dependent on mechanical means. Area is suffering from heavy traffic congestion. Busy intersection near project causes further backups and delays. Proposed laundry and retail stores would bring additional cars to area. Laundry use would increase need for unloading of vehicles and longer duration parking, both of which are already problems in the area. Double parking is common and proposed use may exacerbate this. Proposed project would increase commercial density in the area. Overintensive use of basement could set a negative example. Architectural design of these one-story structures does not lend itself to intensive commercial use of the basement.

Z-11152

957 COMMONWEALTH AVE. BRIGHTON



Hearing: 4/12/88 Z-11163
Hamilton Realty
37-39 Brighton Avenue
Allston

Site: Two-story structure

District(s): General business (B-1)

Purpose: Erect addition to office, bank, and daycare structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11163, Hamilton Realty, 37-39 Brighton Avenue, Allston, to erect addition to office, bank, and daycare structure in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that existing bollards and chains on Gardner Street remain. Plans indicate minimal site improvements such as landscaping and curbcuts which promise to improve the appearance and circulation of parking lots. Appellant should install additional landscaping and fencing so the cars would be less visible from the street and stark asphalt expanse is broken and softened. The Allston-Brighton Planning and Zoning Advisory Committee has concerns with autos using parking lot as a means to cut between Brighton Avenue and Gardner Street. Existing bollards and chains on Gardner Street serve to restrict this. The PZAC recommends approval with a proviso that these bollards and chains remain.



2-11163 37-39 BRIGHTON AVE. ALLSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11322-11325
William Ellis & Rich Mahoney
2-8 Oakwood Street
Hyde Park

Site:

District(s): Single-family (S-.5)

Purpose: Subdivide two duplex structures for four one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and side yard.

VOTED: In reference to petitions Z-11322-11325, William Ellis & Rich Mahoney, 2-8 Oakwood Street, Hyde Park, for sixteen variances to subdivide two duplex structures for four one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Granting the petition would generate several negative impacts. Proposed subdivision would create four excessively substandard lots (3736, 3930, 3200 & 3200 square feet) from two already existing substandard lots (7666 & 7200 square feet) created by a variance in 1986. Subdivision of structures from two to four single-family units creates housing units incompatible with existing land uses and perpetuates excessive density. Appellant's proposal for single-family units will create four "zero lot line" units. This would establish a negative precedent for existing and proposed two-family and multi-family structures by allowing the circumvention of the intent of single-family zoning which is the norm and appropriate for the area. Appellant does not live at the site and there appears to be no hardship. Furthermore, proposal would jeopardize the architectural integrity of the structure as a whole. In January, 1987, the Board of Appeal dismissed without prejudice a previous application to subdivide the property and construct three duplexes on the site. Appellant returned to the Board of Appeal in April, 1987, with revised plan which was approved subject to design review. The BRA approved the plans in May, 1987.



Z-11322-25 2-8 OAKWOOD ST. HYDE PARK

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11326
Claude Brice
660 Walk Hill Street
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11326, Claude Brice, 660 Walk Hill Street, Mattapan, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to additional parking space in rear be submitted to the Authority for design review approval. Compatible with surrounding properties.



Z-11326 660 WALK HILL ST. MATTAPAN

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11327
Pauline Ramsey
92 Waumbeck Street
Roxbury

Site: Three-story structure

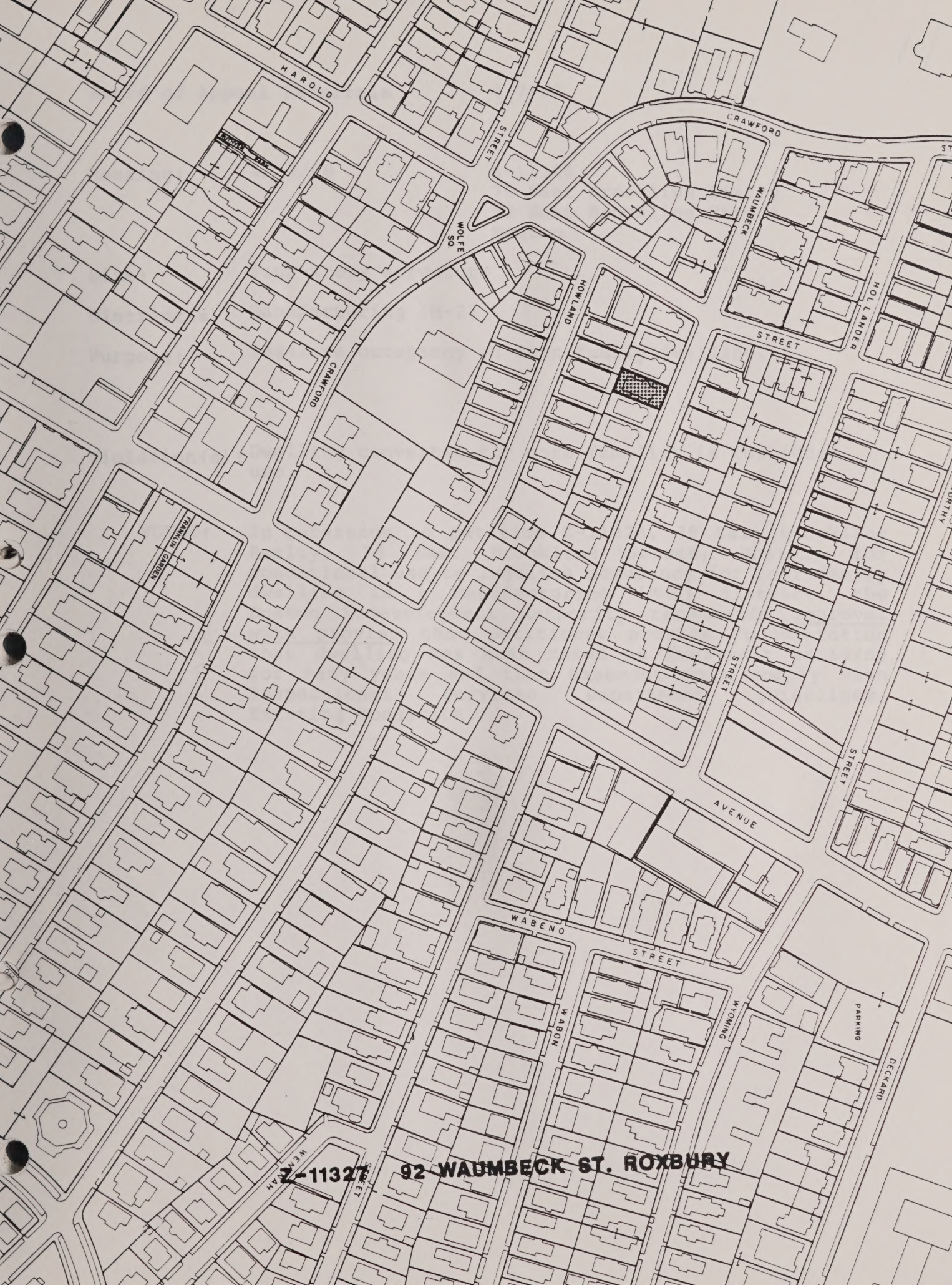
District(s): Residential, three-family (R-.8)

Purpose: Enclose front porch of three-family dwelling.

Violation(s) Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-11327, Pauline Ramsey, 92 Waumbeck Street, Roxbury, for two variances to enclose porch of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for sixteen years.



2-11327

92 WAUMBECK ST. ROXBURY

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88 Z-11328
78 East Brookline Realty
78 East Brookline Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-2)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

VOTED: In reference to petition Z-11328, 78 East Brookline Realty, 78 East Brookline Street, Boston, for conditional use to legalize occupancy for four-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that petitioner provide documentation that dwelling has been taxed as four-unit building for many years and that basement unit comply with Inspectional Services Department guidelines. Existing condition.



Z-11328 78 EAST BROOKLINE ST. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88

Z-11329

Bunker Hill Knights of Columbus
Building Association
75 West School Street
Charlestown

Site:

District(s): Apartment (H-1-U)

Purpose: Erect automatic telephone.

Violation(s): Automatic telephone exchange structure is conditional use.

VOTED: In reference to petition Z-11329, Bunker Hill Knights of Columbus Building Association, 75 West School Street, Charlestown, for conditional use to erect automatic telephone exchange structure in an apartment (H-1-U) urban renewal subdistrict, the Boston Redevelopment Authority recommends approval with proviso that complete plans and specifications be submitted to the Authority for design review approval. The 17' x 10' building is necessary for transmission purposes and should not have a detrimental impact upon the surrounding environs. Design review is necessary to develop a site plan that is sensitive to the area.



Z-11329 75 WEST SCHOOL ST. CHARLESTOWN

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11330
Walter & Katharina Rejt
11 Pleasant Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11330, Walter & Katharina Rejt, 11 Pleasant Street, Dorchester, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing occupancy for many years and is consistent with the low-density mix in the surrounding residential neighborhood.



Z-11330 11 PLEASANT ST. DORCHESTER

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88 Z-11331-11338
Arthur O'Leary
1-4 Grace Court &
782-796 East Third Street
South Boston

Site: Two-story structures

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; change occupancy from two four-family dwellings to two two-family dwellings; legalize occupancy as four two-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space, and side yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11331-11338, Arthur O'Leary, 1-4 Grace Court & 782-796 East Third Street, South Boston, for 48 variances to subdivide; change occupancy from two four-family dwellings to two two-family dwellings and legalize occupancy for four two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that 1-3 Grace Court be a separate lot and that 2-4 Grace Court be a separate lot. Grace Court lots are presently substandard and proposed subdivision is inappropriate. East Third Street lots will be compatible with existing properties.



Z-11331-11338 14 GRACE CT. and 782-796 E. THIRD ST. SO. BOB

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11339
Alan M. Devlin
10 Pacific Street
South Boston

Site: Four-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11339, Alan M. Devlin, 10 Pacific Street, South Boston, for forbidden use and six variances to legalize occupancy for three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Appellant should review project with community and Authority. No record of legal occupancy. Plans do not indicate use of fourth floor. Parking is a prime concern.



Z-11339 10 PACIFIC ST. SO. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11340-11342
Michael P. D'Avolio
107R-111 Brooks Street
East Boston

Site: One-, two-, and three-story structures

District(s): Apartment (H-1)

Purpose: Legalize occupancies as one-, two-, and three-family dwellings.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petitions Z-11340-11342, Michael P. D'Avolio, 107R-111 Brooks Street, East Boston, for five variances to legalize occupancies for one-, two-, and three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval of two dwelling units for 109R, legalization of the existing dance studio for 107R, and legalization of dance studio on the first floor, and two dwelling units on the second and third floor of 111 Brooks Street. The plans submitted indicate three-dwelling units for 109R and 107R and three dwelling units for 111 Brooks Street. Authority has serious concerns regarding the density of this site in a very densely-populated neighborhood and the displacement of the neighborhood dance studio that has been active in the building for many years. The property is in severely dilapidated condition and the proposed increase in dwelling units may endanger the health and safety of current residents. Therefore, the Authority recommends the legalization of the dance studio and approval of only four dwelling units (two of which are existing). Abutters have expressed concern about the density and condition of the site.



2-11340-11342 107-111 BROOKS ST. E. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88 Z-11343
Theresa Algeni
25 Chaucer Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-11343, Theresa Algeni, 25 Chaucer Street, East Boston, for two variances to enclose porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Enclosure of the rear porches adds necessary living space, is consistent with the surrounding homes, and does not encroach upon existing open space.



Z-11343 25 CHAUCER ST. EAST BOSTON.

18

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88 Z-11344
Richard Rem
159 West Newton Street
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Replace existing fencing with new.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11344, Richard Rem, 159 West Newton Street, Boston, for variance to replace existing fencing with new in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Replacement of rear side seven-foot fences for safety purposes. No change in height.



Z-11344 159 WEST NEWTON ST. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11345
Andre E. Dorcena
64 Howard Avenue
Roxbury

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-11345, Andre E. Dorcena, 64 Howard Avenue, Roxbury, for three variances to erect one-story addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Site is within the Roxbury Interim Planning Overlay District. Appellant must review plans with Planning and Zoning Advisory Committee.



Z-11345 64 HOWARD AVE. ROXBURY

Board of Appeal Referrals

4/7/88

Hearing: 4/12/88

Z-11346

Kathleen Emrich & Robert A. Sherwood
48 Montgomery Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Replace eight-foot high fencing with new.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11346, Kathleen Emrich & Robert A. Sherwood, 48 Montgomery Street, Boston, for variance to replace eight-foot high fencing with new in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Existing condition. Deteriorated fencing replaced.



Z-11346 48 MONTGOMERY ST. BOSTON

Board of Appeal Referrals

4/7/88

21

Hearing: 4/19/88 Z-11349-11350
Joseph P. Plunkett
656-656H East Second Street
South Boston

Site: Three- and two-story structures

District(s): Manufacturing (M-1-2)

Purpose: Subdivide; legalize occupancies as three- and one-family dwellings.

Violation(s): Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11349-11350, Joseph P. Plunkett, 656-656H East Second Street, South Boston, for six variances to subdivide and legalize occupancy as three- and one-family dwellings in a manufacturing (M-1 & M-2) districts, the Boston Redevelopment Authority recommends approval. No records of legal occupancy. Subdivision will allow appellant to sell one-family dwelling as separate property. Subdivided lots will be compatible with existing neighborhood properties. Rear structure is accessed by ten-foot right of way.



Z-11349-11350 656-658 E. SECOND ST. SOUTH BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11351
Patrick J. O'Brien
588 East Sixth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling; erect
roofdeck and rear shed.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-11351, Patrick J. O'Brien,
588 East Sixth Street, South Boston, for forbidden
use and four variances to legalize occupancy as
two-family dwelling and erect roofdeck and rear
shed in an apartment (H-1-50) district, the Boston
Redevelopment Authority recommends approval of
legalization of occupancy and shed structure subject
to design review by the Authority; and, denial
of the roofdeck. No record of legal occupancy.
Two-family dwelling compatible with residential
neighborhood. Roofdeck would set a negative
precedent in the neighborhood.



Z-11351 588 E. SIXTH ST. SO. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11353
Nikolaos Skourtis
165 New England Avenue
Dorchester

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect repair shop garage structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11353, Nikolaos Skourtis, 165 New England Avenue, Dorchester, for variance to erect repair shop garage structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral. There are a number of autobody repair shops and industrial uses existing along New England Avenue. Auto-related businesses tend to have negative impacts on safety and quality of life along both New England Avenue and on the abutting residential neighborhood. A significant amount of residential rehabilitation is ongoing in the immediate area and the concern is that an increase in heavy commercial activity will affect this redevelopment. Concerns are the expansion of industrial business uses directly abutting a residential neighborhood and the potential impacts of additional autobody shop. Appellant should meet with the Authority to resolve potential impacts to the neighborhood.



Z-11353

165

NEW ENGLAND AVE.

DORCHESTER

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11354
Daniel Murphy
2291 Centre Street
West Roxbury

Site: 4,080 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, front, side, and rear yards.

VOTED: In reference to petition Z-11354, Daniel Murphy, 2291 Centre Street, West Roxbury, for five variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans with particular respect to location of structure on site; driveway location and treatment of facade be submitted to the Authority for design review approval. Site is not excessively substandard and is well within the averages of the existing lot sizes for the immediate vicinity.



Z-11354 2291 CENTRE ST. WEST ROXBURY

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11355-11356
Joseph R. Shea (Purchaser)
67-69 Bateman Street
Roslindale

Site: 4,502 Square feet of land

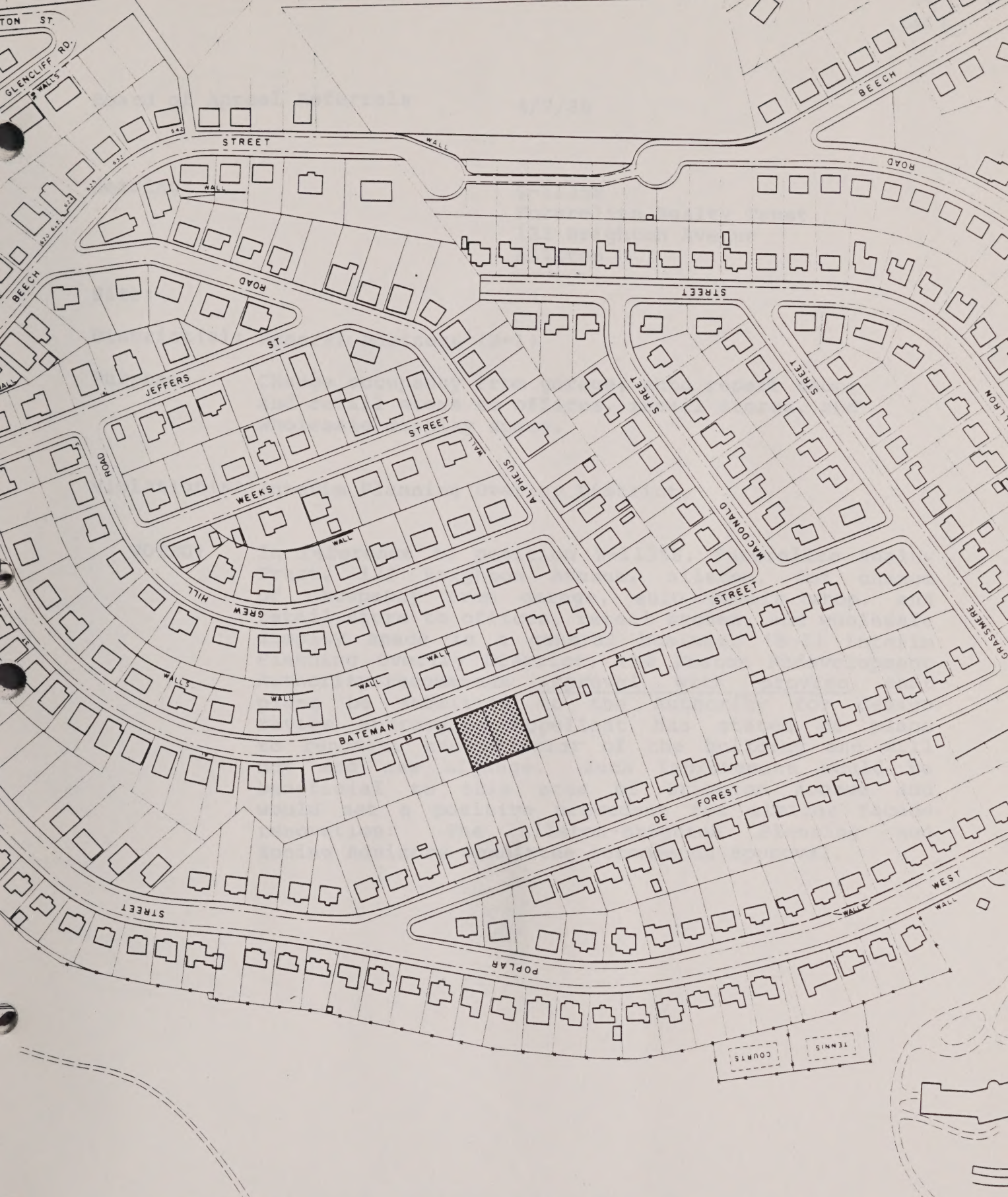
District(s): Single-family (S-.5)

Purpose: Erect two one-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, width, and frontage.

VOTED: In reference to petitions Z-11355-11356, Joseph R. Shea (Purchaser), 67-69 Bateman Street, Roslindale, for eight variances to erect two one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed structures are consistent with the neighborhood and the lots are in conformance with the general land use patterns of the area.



Z-11355-56 67-69 BATEMAN ST. ROSLINDALE

Board of Appeal Referrals

4/7/88

Hearing:

Z-11358
Futurelite Realty Trust
122 Brighton Avenue
Allston

Site:

District(s): General business (B-1)

Purpose: Change occupancy from garage, auto repair shop, and retail store to offices, retail stores, and wholesale display space.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11358, Futurelite Realty Trust, 122 Brighton Avenue, Allston, for change of occupancy from garage, auto repair shop, and retail store to offices, retail stores, and wholesale display space in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant has stated he plans to renovate the exterior of the building and will not add new signage. Such improvement would be beneficial to this area of Brighton Avenue and would set a positive precedent for similar facade renovation. The Allston-Brighton Planning and Zoning Advisory Committee recommends approval.



2-11358 122 BRIGHTON AVE. ALLSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11359
Stephen Heath, et. al
28 Rockwell Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling to lodging house for eleven elderly persons and resident manager; erect two-story addition.

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-11359, Stephen Heath, et. al, 28 Rockwell Street, Dorchester, for conditional use for change of occupancy from two-family dwelling to lodging house for eleven elderly persons and resident manager and erect two-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that use extend to Volunteers of America only as owner-operator and expire upon sale, lease, rental, or other disposition of property and operation. Lodging facility for ambulatory or wheelchair elderly and resident manager in a group home setting.



Z-11359

28 ROCKWELL ST.

DORCHESTER

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88

Z-11360
Belkys M. Ruiz
14 Egleston Street
Jamaica Plain

Site:

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11360, Belkys M. Ruiz, 14 Egleston Street, Jamaica Plain, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition. Neighborhood is a mix of one-, two-, and three-family dwellings.



2-11360

14 EGLESTON ST. JAMICA PLAIN

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11362
Wildwood Realty Trust
Donald J. Orkin, Trustee
506 East Eighth Street
South Boston

Site: Four-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11362, Wildwood Realty Trust, Donald J. Orkin, Trustee, 506 East Eighth Street, South Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase in 1986. Compatible with residential nature of neighborhood.



ST. PETER SCHOOL (EL)

DEAN SCHOOL (EL)

BOSTON HIGH SCHOOL

STREET

SIXTH

WEBB PK.
SALARNO PL.

SEVENTH

BAYVIEW RD.

STREET

STREET

ROAD

MARINE

COLUMBIA

DEADY'S LANE

BOULEVARD

ROAD

BEACH

SEVENTH

BREWSTER STREET
SPRINGER STREET

STREET

ROAD

STREET

MASS. 2-30
WM. J. FOLEY SR. APTS.
BOSTON HOUSING AUTHORITY

HAMLIN STREET

SANGER STREET

WINFIELD STREET

DOUGLAS STREET

EAST

JASON TER.

STREET

JASON TER.

STREET

ROAD

Z-11362 506 E. EIGHT ST. SO. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88

Z-11363
Marion Pankey
1047-1049A Blue Hill Avenue
Dorchester

Site:

District(s): Local business (L-1)

Purpose: Change occupancy from three-car garage to auto
repair shop.

Violation(s): Auto repair shop is conditional use.

VOTED: In reference to petition Z-11363, Marion Pankey, 1047-1049A Blue Hill Avenue, Dorchester, for conditional use for change of occupancy from three-car garage to auto repair shop in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The change of occupancy to use this structure for another auto-related use would add to the existing stretch of body shops, repair shops, and used car lots which line this area along Blue Hill Avenue. Surrounding properties along Blue Hill Avenue have sought zoning relief at the Board of Appeal in the recent past to continue to operate as well as to expand their auto-related businesses and have been denied. City efforts to provide a renewed commercial district along Blue Hill Avenue to include housing as well as businesses serving the local community would not be served by encouraging the growth of auto-related uses on this stretch of Blue Hill Avenue.



Z-11363 1047-1049A BLUE HILL AVE. DORCHESTER

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11364
 Louie Roberto
 361 Chelsea Street
 East Boston

Site: Vacant land

District(s): General business (B-1)

Purpose: Use premises for parking of eight cars.

Violation(s): Parking lot is forbidden use.

VOTED: In reference to petition Z-11364, Louie Roberto, 361 Chelsea Street, East Boston, for forbidden use for parking of eight cars in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The parcel is located in between two residential buildings and in the commercial area of Day Square, a congested business area. A parking lot is an inappropriate use and would severely impact the adjacent residents. In addition, parking lots are a forbidden use in East Boston because of the cumulative effects of airport-related uses on the quality of life in East Boston. Although the stated purpose of the lot is to provide needed parking in Day Square, approval of this application would set a dangerous precedent for other proposals of this type within the community. The business might eventually begin to service Logan, thereby indirectly increasing airport-related uses, an undesirable result. Approval of any commercial parking would only serve to jeopardize the intent of the limited parking district in East Boston. East Boston does suffer from a perceived shortage of parking for both residents and business establishments, but the problem should be addressed comprehensively through the community planning IPOD process and not on a parcel by parcel basis. In another attempt to address the parking shortage in Day Square, a large parking lot is being established on the edge of Day Square. The lot is intended for the use of Day Square businesses. Although it will be privately operated, the land is being leased from the State DPW and will be operated according to state and city guidelines and controls to ensure proper use of this lot.



2-11304 361 CHELSEA ST. E. BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11365
Francis A. Smith
5-7 Danny Road
Hyde Park

Site: 4,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family modular dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, side, rear yards, and off-street parking.

VOTED: In reference to petition Z-11365, Francis A. Smith, 5-7 Danny Road, Hyde Park, for forbidden use and four variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Existing lot is currently substandard and the proposed two-family dwelling would increase the nonconformance of the lot by 40 percent which is inconsistent with the existing neighborhood. Proposed structure does not contribute to the intent and character of the neighborhood. Where the area suffers from some deterioration due to the unbalanced and incompatible mix of architectural styles, an overabundance of on-street parking, and the haphazard mix of single-, two-, and few three-family dwellings, proposed structure would be inappropriate and a negative precedent.



Z-11365 5-7 DANNY RD. HYDE PARK

Board of Appeal Referrals

4/17/88

Hearing: 4/19/88 Z-11366
William Howdy, Jr.
37 Haydn Street
Roslindale

Site: 4,000 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11366, William Howdy, Jr., 37 Haydn Street, Roslindale, for variance to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to wood siding and off-street parking be submitted to the Authority for design review approval.



Z-11366 35 HAYDON ST. ROSLINDALE

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88

Z-11367

John C. Roche

460-468 Centre Street

Jamaica Plain

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from retail store, launderette, real estate, beauty shop, and restaurant to three stores, restaurant, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11367, John C. Roche, 460-468 Centre Street, Jamaica Plain, for conditional use for change of occupancy from retail store, launderette, real estate, beauty shop, and restaurant to three stores, restaurant, and take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral until appellant meets with abutters and community groups to review plans and discuss the following concerns: parking, traffic, trash, and hours of operation. Site is located at the confluence of Centre and Boylston Streets and South Huntington Avenue.



Z-1367 460-468 CENTRE ST. JAMICA PLAIN

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88

Z-11368
Thomas DeFronzo, Trustee
115-115A Everett Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from nine apartments and store to ten apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11368, Thomas DeFronzo, Trustee, 115-115A Everett Street, East Boston, for two variances for change of occupancy from nine apartments and store to ten apartments in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority; that structure meets building code requirements. Conversion of store to a residential unit is appropriate for this site and will enhance the streetscape. Design review is necessary to assure that the storefront represents a residential unit that is similar to the neighborhood. Correction of building code violations is necessary to assure that the visibly run-down building is providing quality living space for the residents.



Z-11368 115-115A EVERETT ST. EAST BOSTON

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88

Z-11369
Helen Vrattos
1749-1761 Centre Street
West Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from retail store and offices
to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11369, Helen Vrattos, 1749-1761 Centre Street, West Roxbury, for conditional use for change of occupancy from retail stores and offices to same and take-out restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Restaurant has existed for many years at this location without apparent complaint.



Z-11369 1749-1761 CENTRE ST. WEST ROXBURY

Board of Appeal Referrals

4/7/88

Hearing: 4/19/88 Z-11371
Thomas A. Goltz
114 Draper Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11371, Thomas A. Goltz, 114 Draper Street, Dorchester, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Allowing conversion of existing homes for additional units will adversely affect the density and on-street parking demands already problematic in the surrounding area. Unwanted precedent.



Z-11371 1/4 DRAPER ST. DORCHESTER

Board of Appeal Referrals

4/7/88

Hearing: 6/7/88 Z-11382
Boston Redevelopment Authority
Condyne, Inc.
400 Rutherford Avenue
Charlestown

Site: 22,750 Square feet of land

District(s): Industrial (I-2)

Purpose: Erect one-story office-warehouse structure.

Violation(s): Insufficient rear yard and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11382, Boston Redevelopment Authority, Condyne, Inc., 400 Rutherford Avenue, Charlestown, for two variances to erect one-story office-warehouse structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping, off-street parking, and curb cuts be submitted to the Authority for design review approval. Liberty Bell Grocers received final designation from the Authority on December 19, 1986, to develop this vacant 22,730-square-foot site which is located on the easterly side of A Street adjacent to the Bunker Hill Community College. The purpose of this designation was to assist in the relocation of one of the last remaining businesses of the Urban Renewal Plan. A Street is a cul-de-sac with no through traffic and minimal local traffic. Surrounding uses are similar to and compatible with primarily warehouse use. Seven off-street parking spaces provided are ample for three employees. The Charlestown Neighborhood Council has indicated support. Site is not within the boundaries of the Harborpark Interim Planning Overlay District.



Z-11382 400 RUTHERFORD AVE. CHARLESTOWN